

# Historic Nashville, Inc.

# 2024

## Annual Report





# ABOUT US

Established in 1968 and renamed in 1975, Historic Nashville, Inc. (HNI) is a nonprofit 501(c)3 membership organization with the mission to promote and preserve the historic places that make Nashville unique. Over the years, HNI has successfully advocated for the preservation of such historic places as the Ryman Auditorium, Union Station, Hermitage Hotel, 2nd Avenue, Lower Broadway, and Shelby Street Bridge, as well as neighborhood historic districts throughout the city.

In 1982, HNI established the state's first Preservation Easement program and currently holds easements on 28 historic structures with a market value of over \$320 million. HNI hosts an annual membership meeting, publishes an Annual Report, maintains a website, hosts educational programs such as Behind-the-Scenes tours, and publishes the annual Nashville Nine list of the city's most endangered historic places.

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# MESSAGE FROM THE PRESIDENT

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As I reflect on 2024, I am deeply grateful for the work of our board, committee members, and staff who work to preserve and promote the places that make Nashville unique. As our city continues to face unprecedented levels of population growth and development, Historic Nashville, Inc. is committed to saving the sites across metro Nashville that tell the rich variety of stories of Nashvillians throughout the city's history.

Our easements program has grown with the donation of an easement on the 1913 Frost Building at 161 Rosa L. Parks Boulevard. We are grateful to GBX Group, LLC for this donation and their continued efforts to preserve numerous properties in Nashville. Our easements program protects 28 buildings in perpetuity. We are committed to upholding the terms of our agreements to protect these buildings from inappropriate alterations and demolition.

Historic Nashville, Inc. has also partnered with local historic sites and experts to provide exclusive behinds-the-scenes tours for our members, in addition to hosting Happy Hour events that are open to the public. We also celebrated National Historic Preservation Month with a workshop showcasing practical preservation skills. National expert Steve Jordan provided instruction on window restoration, and we were fortunate to be hosted by the beautiful Belle Air Mansion in Donelson. Under the leadership of chair Tom Vickstrom, our Events Committee continues to uncover unique places and stories in Nashville.

As we prepare for another year of advocating for and preserving the places that represent Nashville's history, I am excited to share that we are expanding our membership levels with additional opportunities to support the organization, as well as new sponsorship tiers. This new membership structure will take effect on February 1. Details on these new membership levels can be found at the end of this report. If you are a sustaining supporter through our auto-renewal program, you will continue to be charged at your existing rate as a thank you for your continued support for Historic Nashville, Inc.

Thank you to all of our members for your support of our mission! As we plan for 2025 and beyond, Historic Nashville, Inc. remains committed to saving the places that make Nashville unique.

ELLEN DEMENT HURD  
PRESIDENT, HISTORIC NASHVILLE, INC.

# 2024 NASHVILLE NINE

Announced on November 18, the 2024 Nashville Nine highlights a range of property types, from churches to cemeteries to music venues, across the city that represent the diverse experiences of people who have called Nashville home.

The Nashville Nine serves as Historic Nashville Inc.'s strongest advocacy tool for the preservation of Nashville's unique history and sense of place. This includes buildings, neighborhoods, or historic landscapes in danger of being lost to demolition, redevelopment, or neglect. Through our work with property owners, elected officials, government agencies, neighborhood leaders, and the public, we educate, evaluate, and create informed solutions for preserving the places that matter most to Nashville.

Historic Nashville accepts nominations for the Nashville Nine year-round at [www.historicnashvilleinc.org](http://www.historicnashvilleinc.org).

## **Colemere Manor**, 1400 Murfreesboro Pike

The Colemere Manor is perhaps best known as the former location of Monell's at the Manor, an iconic Nashville restaurant that closed in April 2024 after thirteen years in business. The original Colemere Manor was built in 1893 by E.W. Cole, president of the Nashville, Chattanooga & St. Louis Railway and founder of the American National Bank. The first house burned in 1929 and was subsequently rebuilt by Cole's daughter. The building is owned by the Metro Nashville Airport Authority, which plans to tear it down to accommodate construction of a new runway.







### **Day-Morgan Cemetery,** Clintondale Drive

The Day-Morgan Cemetery is a family burial ground located in Bordeaux that dates to the late nineteenth century. Originally known as the Abernathy Burial Grounds, the site was donated by Freeman Abernathy and contains marked burials from between 1872 and 1924 as well as dozens of unmarked graves. The cemetery was heavily damaged by a windstorm in late 2021, which toppled several trees and destroyed a portion of the fence. Morgan descendants have maintained the site for over two decades, but the current level of damage is beyond the group's abilities. The plight of this cemetery highlights the vulnerable nature of the many small family cemeteries across Davidson County.

### **Belle Meade Theater,** 4301 Harding Pike

The Belle Meade Theater was constructed in 1940 and operated for over fifty years. The Art Deco theater was designed by Nashville-based architectural firm Marr & Holman. The building was constructed by the Crescent Amusement Company, which was owned by Tony Sudekum and operated most of the movie theaters in Nashville in this era. Although the theater closed in 1991, its marquee and sign continue to serve as a monument along Harding Pike. A current proposal for the site would demolish the theater and replace it with a mixed-use development.





### **Metropolitan Community Church, 131 15th Avenue**

This seemingly nondescript building was once home to the Metropolitan Community Church, an important gay-affirming congregation in Nashville now known as Christ Community Church. It is one of the few remaining LGBTQ historic sites in Nashville still standing in its original or near-original form. Pastor Troy Perry founded the Metropolitan Community Church in Huntington Park, California, in 1968 as an affirming church for gays, lesbians, and allies. Congregations soon opened across the United States; Nashville's MCC congregation started in 1972. MCC Nashville held some of the city's first public gay rights protests, including the city's first-known Gay Pride celebration in June 1977. MCC Nashville operated out of 131 15th Ave. N. from 1980 until 1992. The church called the building home during the 1980s AIDS epidemic and was at the forefront of AIDS activism, awareness, and fundraising efforts for the Nashville community at a time when government assistance was severely lacking due to discrimination against gays and lesbians. The site is part of the planned Reed District development in Midtown, which would demolish the structure and replace it with an apartment building, hotel, office space, and retail.



**Elijah Robertson House, 7704 Old Charlotte Avenue**



This house was built ca. 1820 by Elijah Robertson, nephew of General James Robertson. The dogtrot house was used as a stage stop and tavern during Elijah's lifetime, and the property also included stables, a blacksmith shop, a stage stand, and a stone wall built by enslaved people. There are also two historical cemeteries on the property. As an antebellum residence and tavern, the Elijah Robertson House is a rare remnant of Nashville's early history despite its later additions and renovations. The house is in disrepair and in need of stabilization, but there is a lack of funding options because the property is a private residence.

**Mt. Calvary Baptist Church, 611 Creative Way**

Located in Madison, this structure was constructed in 1923 for the Mt. Calvary Baptist Church, a historically African American congregation in the Briarville community. The site once contained a lodge, which is no longer extant, and the church has leased out the space to another small congregation. Although the building is in fair condition, it is located in an area experiencing rapid redevelopment, with a large affordable housing complex being developed next door.





### **William Scruggs House, 6430 Hillsboro Pike**

Located at the southern edge of Davidson County at the intersection of Hillsboro Pike and Old Hickory Boulevard, the William Scruggs House is a two-story log house constructed in 1838. The property also includes historical burial grounds and a portion of the Aittafama'/Kellytown archaeological site, most of which has been preserved through an adjacent Metro park. The 1.72-acre parcel has been repeatedly listed for sale as a vacant lot over the past three years, with listings failing to disclose the presence of burials on the site.

### **Merritt House, 441 Humphreys Street**

This Italianate house in Wedgewood Houston was constructed ca. 1870 by state senator Alfred Gowen Merritt and his wife Caroline Donelson. The structure contains a log cabin that may have been constructed as early as the 1780s by Merritt's maternal grandfather, Captain John Rains. The brick structure is an outstanding example of the Italianate style, with bracketed cornices, hood moldings, arched windows, and porches. The property was sold in 2021, and the new owners plan to relocate the mansion within the parcel and construct a large multi-use development on the site surrounding it. Relocation has the potential to irreparably damage the historic brick masonry building, and the new construction will drastically alter the setting of the historic home in an area already rife with development.







## Small Music Venues across Nashville

Nashville's reputation as Music City was facilitated, in part, by small music venues across the city where aspiring songwriters and musicians could perform in hopes of being discovered; where fans of niche genres could experience live performances; and where nationally known artists could give intimate performances. Some of these venues, like the Basement on 8th Avenue, are newer performance venues housed in historic structures, while others have become historic icons in their own right. Among these are the Bluebird Cafe in Green Hills, where countless songwriters have built their careers, and the Station Inn in the Gulch, home to live bluegrass performances since 1974. In a city where development is progressing rapidly, these small venues are quickly being dwarfed by surrounding high-rise developments. Read the recently-completed [Nashville Independent Music Venues Study](#), commissioned by the Metropolitan Planning Department, to learn more about the live music venues that make Nashville unique and how we can help preserve them and invest in their futures.

# Nashville Nine Success Stories

This year marked the fifteenth anniversary of the Nashville Nine, first published in 2009. To celebrate, we also highlighted fifteen success stories from previous Nashville Nine lists. These irreplaceable resources were saved through the advocacy work of dedicated Nashville citizens and the impressive investments made by property owners. We applaud their commitment to saving the places that make Nashville unique.

John Geist & Sons Blacksmith Shop, 311 Jefferson Street

Workmen's Circle Hall, 521 Rep. John Lewis Way South

Fire Hall for Engine No. 18, 1220 Gallatin Avenue

Highland Heights School, 123 Douglas Avenue

Percy Warner Park Picnic Shelters, 7311 Highway 100

Wade School, 5022 Old Hydes Ferry Pike

Ben West Public Library, 225 Polk Avenue

Kellytown Archaeological Site, Hillsboro Road at Old Hickory Boulevard

Belle Air Mansion, 2250 Lebanon Pike

RCA Studio A, 30 Music Square

Sunnyside Outbuildings, 1113 Kirkwood Avenue

Fort Negley Park, 1100 Fort Negley Boulevard

Burrus Hall, 1507 Meharry Boulevard and 1020 16th Avenue North

Hopewell Missionary Baptist Church, 908 Monroe Street

The Henry Allen and Georgia Bradford Boyd House, 1601 Meharry Boulevard





Belle Air Mansion, 2014



Belle Air Mansion after restoration (photo via Belle Air Mansion)



Fort Negley Park, courtesy of Metro Nashville



Henry Allen and Georgia Bradford Boyd House, 2020



Boyd House, 2024 (photo via *Nashville Scene*)



# 2024 Events

February 10 - Downtown Presbyterian Church Tour led by Jim Hoobler

March 9 - Nashville Public Library Civil Rights Room and Votes for Women Exhibit Tour led by Dixie Johnson and Linda Barnickel

April 13 - Glen Leven Mansion & Garden Tour led by Anna Walker, the Land Trust for Tennessee

April 24 - Happy Hour at Union Station Hotel, with Carole Bucy presenting "The History of Union Station."

May 5 - Window Restoration Workshop at Belle Air Mansion led by Steve Jordan

May 25 - The Parthenon exterior walking tour led by Jennifer Richardson and Helen Sanders

June 8 - Nashville Sites Walking Tour of Fisk University / Meharry Medical College led by Dr. Lea Williams, Jr.





June 26 - Happy Hour at Pinewood Social

July 24 – Happy Hour at the Hermitage Hotel, with Carolyn Brackett presenting “Nashville and the National Register of Historic Places Program”

July 27 – Grassmere historic home tour & African American history tour led by Tori Mason

August 22- Happy Hour at the Frist Art Museum with a docent-led tour coordinated by Sam Newton

August 24- Sunnyside Mansion Tour led by Adam Fracchia, Metro Historical Commission

September 7 – Bicentennial Mall walking tour led by Kem Hinton

October 20 - Mt. Olivet Cemetery walking tour led by Mark Brown

October 30 – Happy Hour at Jimmy Kelly’s Restaurant, presentation by author Mike Kelly

November 23 – 217 2nd Avenue North Historic House Tour led by Jackson Zeitlin & Kathy Andersen

December 8 – Nashville Holocaust Memorial Tour led by Marsha Raimi



# Easement Highlights

In 2024, the easements program kept our staff and easements committee busy with the review of several alterations requests, negotiation of a new high profile downtown easement, provision of technical assistance to easement property representatives, continued conversations with property owners about potential new easements, and completion of our annual easement inspections. We approved alteration requests at several easement properties which meet the Secretary of Interior's Standards, a set of nationally recognized historic preservation guidelines, as well as the terms of the easement agreements. Our work from 2024 includes the following:

- review and approval of proposed alterations for 206 6th Ave N, including new curtain wall framing system to match existing window framing on the façade; addition of Low-E glass to help with energy efficiency; addition of windows on the north wall to allow more units for the Maddox Hotel; and addition of a door to meet codes requirements;
- review and approval of proposed alterations for 530 Church Street, including a new egress door along 6th Ave N to meet codes requirements; conversion of doors to storefront windows along Church Street façade, which return the storefront closer to its historical look;
- review and approval of proposed alterations for the Elm Street Methodist Church, including removal of solar panels, roof and gutter replacements, exterior painting, new side porch entry with ramp and double doors for ADA access, trim repairs, and general site improvements including new sections of fence and new entry gate for parking lot;
- window replacements and masonry repairs at the bomb-damaged 178 2nd Avenue N property, known as The Quarters, and;
- ongoing discussions about potential rehabilitation opportunities at the Gladstone Apartments Building.

Another part of our work includes protecting the integrity of the easements program through enforcement at properties where unapproved alterations have occurred. Last year, we dealt with an unapproved mini split HVAC system installed by a unit owner at the Ambrose Building without the property manager's knowledge. Through discussions with the property manager and provision of onsite technical guidance, we were able to work with them to have the system removed and damage to the masonry repaired. We also continue our work in defending the easement on the Southern Turf Building, after new violations were discovered during the last inspection, including continued and damaging alterations of unapproved signage and other exterior fixtures installed directly into the historic masonry. We are hopeful that the property owner will choose to work with our organization to correct the violations and make the needed repairs to this beautiful historic property.



# Easement Spotlight: The Frost Building

Historic Nashville, Inc.'s newest easement property is located at 161 Rosa L. Parks Boulevard downtown and was constructed by the Baptist Sunday School Board in 1913. Nashville firm Hart Gardner Architects designed the Classical Revival building, which was named for Dr. J.M. Frost. Frost was the first chief executive officer of the Southern Baptist Convention's Sunday School Board. It was listed in the National Register of Historic Places in 1980.

GBX Group, LLC a real estate development group based in Cleveland, Ohio, purchased the building in December 2024 and donated a preservation easement on the property to Historic Nashville, Inc. This easement encompasses the facade of the building as well as the development space on the property. This was the first easement through HNI that was placed on a property with existing local landmarking; however, through discussions with our partners at GBX, it became clear that the easement could provide additional levels of protection with legally enforceable provisions that extend beyond protections afforded by local historic zoning.



# Community Partnerships

In 2024, Historic Nashville, Inc. partnered with organizations across the city to promote historical education and advocate for historic sites. Highlights include:

- Presentation on the organization to the Whites Creek Historical Society
- Sponsorship of the Metropolitan Historical Commission's Historic Preservation Awards
- Presentation on advocacy tools to a community group working to save the Charlotte Avenue Fire Hall
- Presentation on the organization to the Metropolitan Historical Commission
- Donation of \$6,000 to the Metropolitan Historical Commission to fund the nomination of Club Baron to the National Register of Historic Places. Now known as the Elks Lodge, Club Baron is located at 2614 Jefferson Street and was opened in 1955 as a music venue that hosted artists including B.B. King, Muddy Waters, Ray Charles, Little Richard, Fats Domino, Etta James, and Jimmy Hendrix.

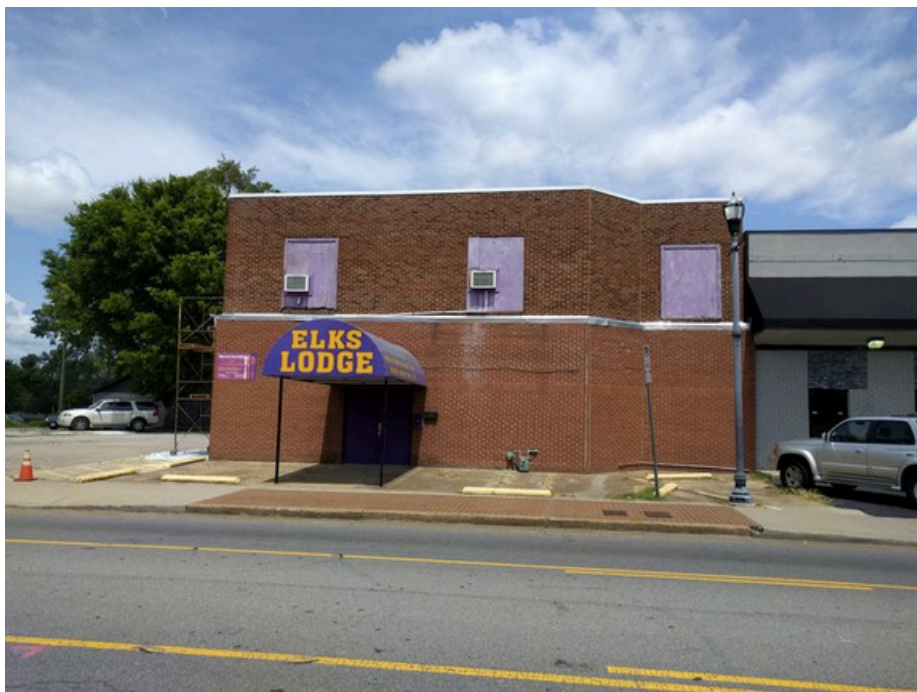


Photo courtesy of Nashville Sites



# 2024 FINANCIALS

Historic Nashville, Inc.  
Statement of Financial Position  
December 31, 2024

<u>Assets</u>	
Cash and cash equivalents	\$ 172,211.67
Short-term investments	<u>388,714.70</u>
Total Assets	<u>\$ 560,926.37</u>
<u>Liabilities and Net Assets</u>	
<u>Net Assets</u>	
Unrestricted net assets	
Board Designated Settlement proceeds for Grant Program	80,000.00
Board Designated for Elks Lodge	-
Undesignated	<u>37,214.93</u>
Total unrestricted net assets	117,214.93
Temporarily restricted net assets	443,711.44
Total temporarily restricted net assets	443,711.44
Permanently restricted net assets	<u>-</u>
Total Net Assets	<u>560,926.37</u>
Total Liabilities and Net Assets	<u>\$ 560,926.37</u>

# 2024 Members

## Student/Senior (\$15)

Diane Banks  
Patricia Barnett  
Dana Boone  
Elizabeth C. Brown  
Angela Buckner  
Lucie Carroll  
Barbara Clinton  
Teri Cohen  
Deborah Cox  
Laura Culbertson  
Ralph Decker  
Linda Dozier  
Regina Drifmeyer  
Yvonne Eaves  
Mary Kate Eckhardt  
Ann Ercelawn  
Wray Estes  
Linda Gilliam  
Jan Giordano  
Dina Glardon  
Maureen Harless  
Kem Hinton  
Pat Johnston  
Susan Kupisch  
Mary L. Linn  
Elaine Loughlin  
Linda Mansur  
Leigh Manuel  
Kathleen McEnerney  
Dorothy Mercy  
Sally Miller  
Jane Mills  
Lee Moneta-Koehler  
Liane Moneta-Koehler

Marsha Murphy  
Paulette Nicholson  
John O'Neal  
Barbara Patinka  
Mary Margaret Peel  
Trena Pennington  
Dolly Jane Prenzel  
Charles Prince  
Danny Proctor  
Larry Reid  
Janine Righter  
Garth Shaw  
Charles Sherrill  
Christine Skagerberg  
Mara Beth Sommers  
Linda Spearman  
Teddy Stern  
Linda Storck  
Nina Tackett  
Katherine Tange duPre  
Denise Williams  
Barbara Woods  
Jacqueline York  
Tricia Olson  
L'Oreal Stephens  
Malika Dorsey

## Individual (\$30)

Julie Baerwald  
Aja Bain  
Alison Brammell  
Jay Brothers  
Daniel F. Brown Jr.  
Jill Capps  
Caitlin Clinton-Selin

Diane Coddington  
Ashley Cole  
Mary Jane Dewey  
John Duell  
Caroline Eller  
Terri Evenson  
Teresa Gallagher  
Michelle Glass  
Shalini Gupta  
Greta Hill  
Nicole Hofstra  
Tori Mason  
Anne Mayville  
Bonnie McDonald  
Peter McDowell  
Rebecca Merritt  
Chloe Meyer  
Erin Myers  
Derenik Najarian  
Judy Orr  
Sarah Owen  
Christine Parnell  
Suzanne Petrey  
Rose Mary Reed  
Marquita Reed  
Donna Romano  
Elliott Simon  
Rhys Thomas  
Mindy Van Tassel  
Wanda Vickstrom  
Scott Voelkerding  
Lauren White  
Lily Wilson  
Mario Zubia



# 2024 Members

## **Couple (\$45)**

Tony Amaro  
Sharon Bach  
Susan Blair  
Charles Burgess  
Corey Chatis  
Ann Crecelius  
Audry Deal-McEver  
Leslie DiNella  
Mary DiVittorio  
Jason Eiceman  
Carl Gatti  
Sandee Gertz  
Sallie Greene  
Nancy Harrington  
Clinton Holloway  
Ronasue Jawetz  
Diane Klaiber  
Andrew Love  
Jill Meese  
Patience Moore  
Robert K. Oermann  
Natalie Owings  
Phyllis Reid  
Mary Reynolds  
Daniel Sanders  
Kristin Saunders  
Amy Seals  
William Steffenhagen  
Brent Stoker  
Thomas Vickstrom  
Jon Wagenman  
Tim White  
Dennis Wilhelm  
Irene Williams  
Dora Wren

## **Family (\$50)**

Charles Akers  
Alan Dooley  
Douglas Havron  
Samuel Lechleiter  
Reggie Mudd  
Jean Nelson  
Ophelia Paine  
Elizabeth Yarbrough

## **Sponsor (\$100)**

Bethany Bauman  
Menié Bell  
Betty Bellamy  
Stewart Clifton  
Cassi Costoulas  
Penny Harrington  
Lyn and Fred James  
Mina Johnson  
Scott Mertie  
Matt Self  
Daniel Sharfstein  
Sandra Shelton  
Jesse Spencer-Smith  
Cyril Stewart  
Elizabeth Marie (Suzy) Wilson

## **Donor (\$250)**

Ron and Suzette Howse  
Ann Roberts

## **Patron (\$500+)**

Martin Brown  
Darden Copeland  
Ellen and Sam Hurd  
Howard S. and Carol A. Kirshner  
Larry Mullins

# Historic Nashville, Inc.

## 2024 Board Members

Ellen Dement Hurd, President  
Brian Mansfield, Vice President  
Jennifer Richardson, Secretary  
Elise Crystal, Treasurer

Sarah Calise  
Miranda Christy, JD  
Darden Copeland  
Penny Harrington  
Corrie Rich  
Matt Self  
Dr. Daniel Sharfstein  
Tom Vickstrom  
Jonny Wagenman  
Jesse Walker  
Dr. Learotha Williams, Jr.

Ex-Officio:

Dr. Carole Bucy, Davidson County Historian  
Tim Walker, Metro Historical Commission  
Ken Fieth, Metro Archivist  
Patrick McIntyre, Tennessee Historical Commission  
Jennifer Core, Tennessee Historical Society



# 2025 Membership Levels and Sponsorship Opportunities

## **Membership Levels:**

Young Patron (under 35): \$25

Individual Member: \$50

Couple: \$75

Family (includes two adults and up to five children): \$100

Patron: \$250

Benefactor: \$500

## **Sponsorship Levels:**

Bronze Sponsor: \$1,000 (includes membership benefits for two individuals)

Silver Sponsor: \$2,500 (includes membership benefits for five individuals)

Gold Sponsor: \$5,000 (includes membership benefits for ten individuals)

Platinum Sponsor: \$10,000 (includes membership benefits for ten individuals)

## **All membership levels receive:**

- access to members-only tours of historic sites across Nashville
- tickets to our annual membership meeting
- members-only newsletter and email updates

## **Sponsors receive:**

- logo recognition on the Historic Nashville website
- logo recognition in our annual report and any other reports published by Historic Nashville
- memberships for individuals of the sponsors' choice (number depends on sponsorship level)